

ENVIRONMENTAL CLEAN-UP NEWS

hunters point annex naval station treasure island

ISSUE #31
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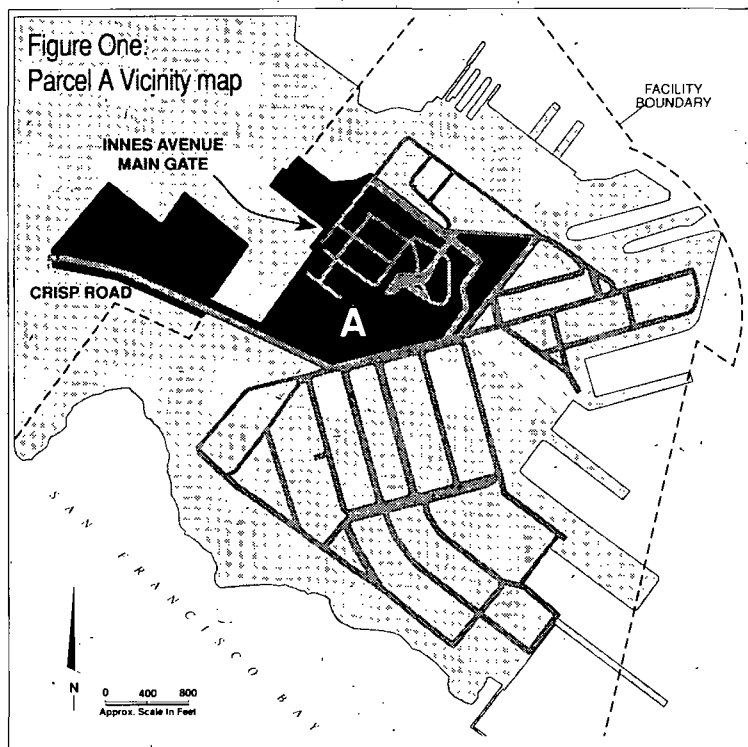
PARCEL A TRANSFER PROCESS PUBLIC COMMENT PERIOD

The United States Navy has started the process that will result in the leasing of Parcel A of Hunters Point Annex (shown on Figure One to right) to the City and County of San Francisco. A number of steps are involved in this process, which is expected to take one year. The purpose of this issue is to inform you of this process and invite your review and comments. This transfer process is based on a substantial amount of completed work. Relevant documents underlined in this issue are available in the Information Repositories and contain detailed information.

Background

As you recall, the Navy proposed dividing Hunters Point Annex into five clean-up parcels in order to quicken the reuse of the shipyard by the City and County of San Francisco. You may have read articles in the paper recently about Parcel A. Parcel A, shown on Figure Two, is a 90-acre parcel comprising the higher elevation areas of Hunters Point Annex. Parcel A was used historically for housing and administration. Parcel A contains three Preliminary Assessment (PA) sites.

PA sites are those where a search of historical records indicates the potential for past contamination. Once designated, a Site Inspection (SI) is conducted to confirm whether or not contamination is indeed present.



Parcel A contains the following sites (see Figure Two):

PA-19: Two areas in the parking lot in front of the All Hands Club contain landscaped planters filled with contaminated sandblast waste.

PA-41: Building 818 where chlorine was added to purify water. Concern also existed that low-level radiation might be present in Building 816, a former particle accelerator.

PROPOSED PARCEL A: 90 ACRES

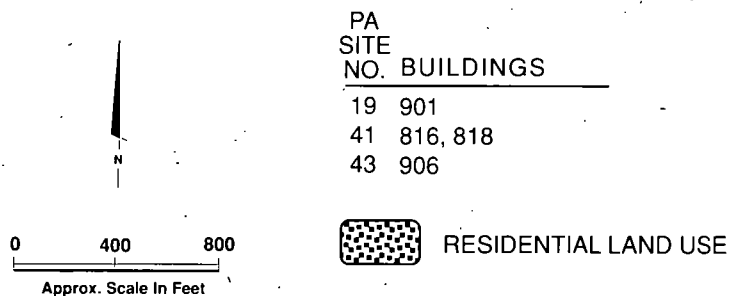
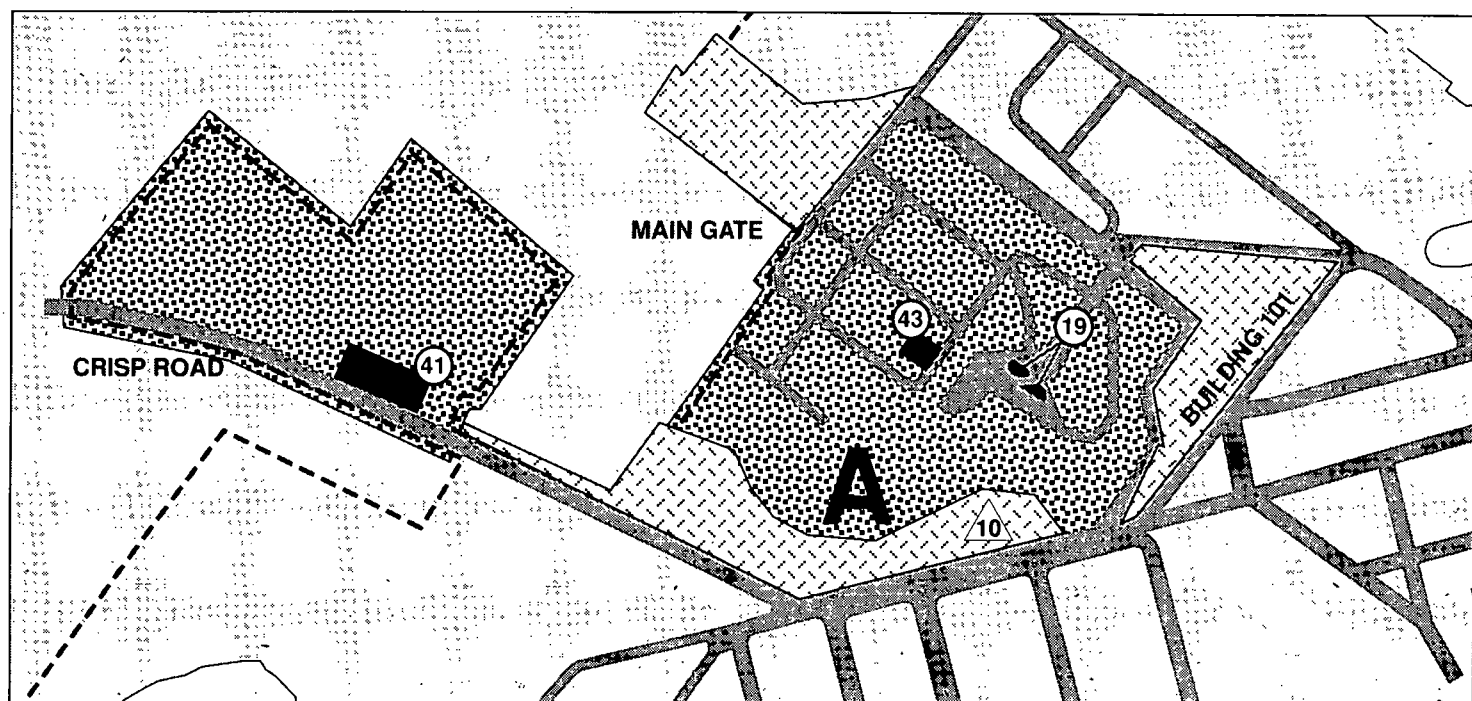


FIGURE TWO: HUNTERS POINT ANNEX PARCEL A

PA-43: Building 906, the "gardening shed." This building was used to store pesticides and gardening tools to serve the adjoining residential areas of the shipyard.

In addition to these sites, an electrical transformer containing polychlorinated bi-phenyls (PCB's) was located in Building 813. This building presently houses the United States Navy's Supervisor of Shipbuilding and Repair facility.

Parcel A also contains the site of an underground storage tank, removed in 1991. Finally, Parcel A contains five storm drains and sanitary sewers.

COMPLETED STEPS

A number of key steps have already been completed in this transfer process. These include:

Fence-to-Fence Survey: In 1988 the Navy completed the Fence-To-Fence Hazardous Materials Survey, Naval Station Treasure Island, Hunters Point Annex, San Francisco, California. As the name implies, the Navy looked from "fence-to-fence" for all hazardous materials within buildings and on the grounds. This included tenant occupied buildings. This fence-to-fence survey resulted in the removal of 1,500 drums of hazardous materials. Information from this survey was also used in the 1990 Preliminary Assessment described above.

Preliminary Assessments: In an effort to document all potential contamination, the Navy conducted the Preliminary Assessment in three different stages. Each new stage widened the scope of inquiry. The first study, Initial Assessment Study, was completed in 1984 and identified eleven sites. None of these were in Parcel A. The second study, Preliminary Assessment Study — PA 12 through 18 Sites, was completed in 1989. Five new sites were confirmed and an additional two recommended for further study. In response to community requests for a final “no-holds barred” look at Hunters Point, the Navy completed a third study. This Preliminary Assessment — Other Areas/Utilities was completed in 1990. This study confirmed an additional four sites and recommended the additional study of thirty more sites. The three in Parcel A were identified in this 1990 study.

Underground Tank Site: Parcel A also contains one location where an underground tank, #S-813, and adjoining soil were removed. This tank was installed in 1976. When removed the tank showed no evidence of leakage. Confirmation work was conducted and no additional work is planned. This work is documented in Final Summary Report, Underground Storage Tank Removals, Naval Station Treasure Island, Hunters Point Annex.

STEPS TO BE COMPLETED

Several steps remain to be completed in this transfer process.

A. Preliminary Assessment Sites: The Navy submitted a draft Addendum to the Site Inspection Work Plan for the Preliminary Assessment sites in Parcel A to agencies identified in the Federal Facilities Agreement. These include the United States Environmental Protection Agency, the State of California Department of Toxic Substances Control and the San Francisco Bay Regional Water Quality Control Board.

The following work has been proposed in this addendum.

PA-19:

Sandblast waste at PA-19 was placed on plastic liners over bedrock (Figure Three). The field work will therefore begin with removal of all the sandblast waste for sampling. Removal of the sandblast waste will be aided because of the visible difference between sandblast waste and the rock underneath. After removal, 11 soil samples will be taken to confirm that contamination was removed. Confirmation soil samples will be tested for metals, gasoline, diesel and total toxic organic chemicals. Excavated sandblast material will be stockpiled with other contaminated sandblast materials awaiting treatment in Parcel E, adjacent to the landfill (see Issues 14 & 17).

PA-43:

The first phase of work will involve demolition and removal of Building 906 (Figure Four). After demolition, soil underneath and adjacent to the building will be removed to depth of 6 inches. The inspection will continue by taking soil samples at this new grade level, and 18 inches below the new grade level, to determine if contamination is present below this new grade level.

The inspection will also take soil samples outside of the excavated areas. The purpose of these samples will be to determine if contamination is present in adjacent areas.

Finally, a drain exists inside the porch area of the shed. Sampling will be done at one sample per 20 feet along this drain line to check for possible release of contamination.

Additional excavation may be done if confirmation sampling indicates additional contamination. If done, this excavation will be followed by new confirmation sampling.

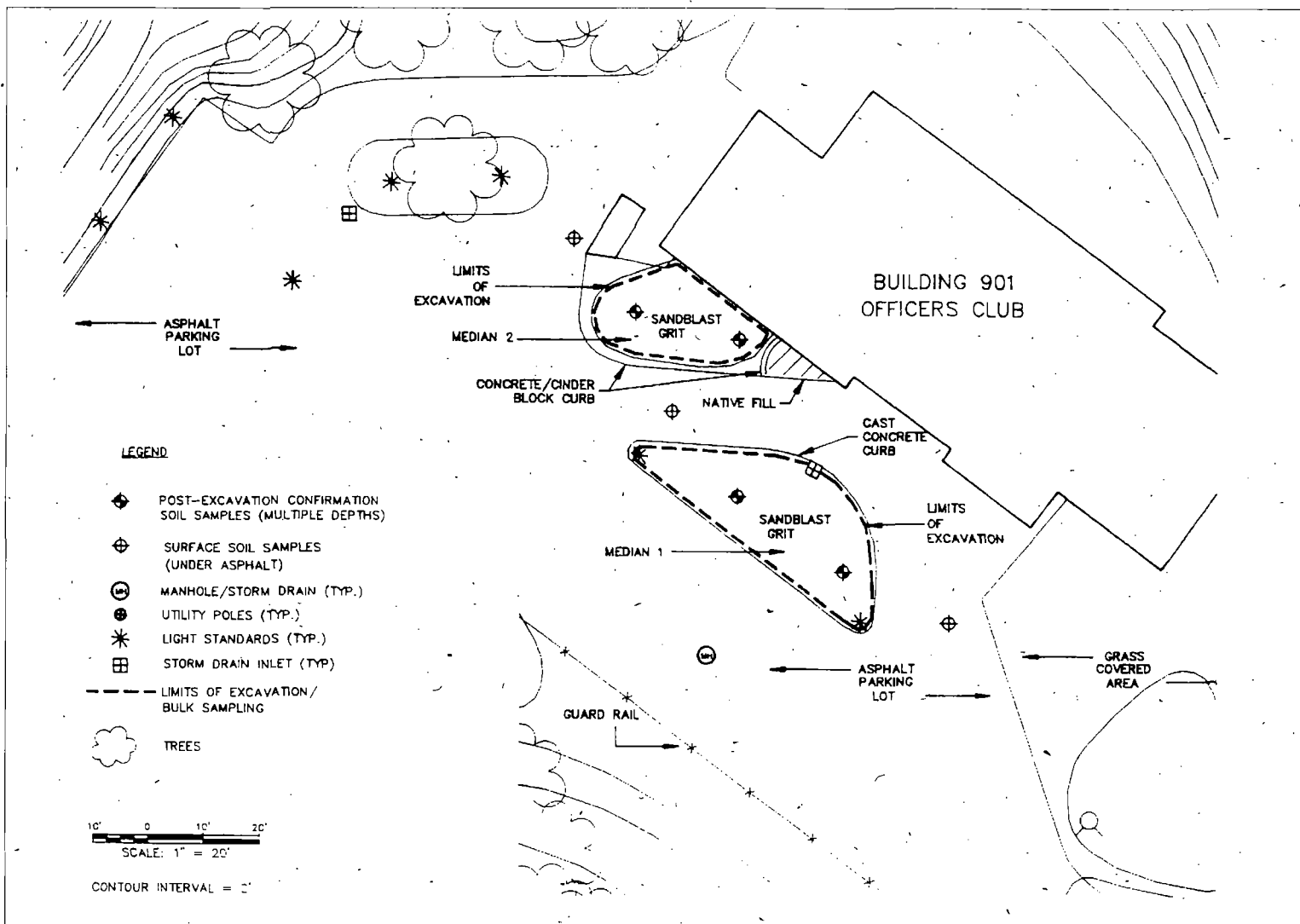


FIGURE THREE: PA-19 WORK PLAN ADDENDUM

A total of 30 soil samples will be taken during this inspection. Samples will be tested for volatile organic compounds, e.g. solvents; semi-volatile organic compounds; lead; gasoline; diesel; total toxic organics; polychlorinated bi-phenyls; pesticides and herbicides.

Excavated materials will be tested and if necessary disposed of at a permitted facility following all laws and regulations pertaining to transport and disposal of hazardous waste.

This field work is proposed for Winter 1993. A draft Site Inspection Report will be prepared in Spring 1993.

PA-41:

With completion of the Surface Confirmation Radiation Survey (Issue #30), no evidence of radiation was found at Building 816. To ensure that previous use of chemicals did not create contamination, five soil samples are planned at Building 818. Samples will be analyzed for gasoline, diesel and total toxic organic chemicals.

B. Building 813

Wipe samples will be taken at Building 813 to test the concrete pad, where a PCB transformer was located, for possible PCB contamination. If any contamination is present, the pad will be removed and additional inspections and removals, if necessary, will be completed.

C. Storm Drains and Sanitary Sewers

While contamination is not expected, a survey will be made of the storm drains and sanitary sewers within Parcel A.

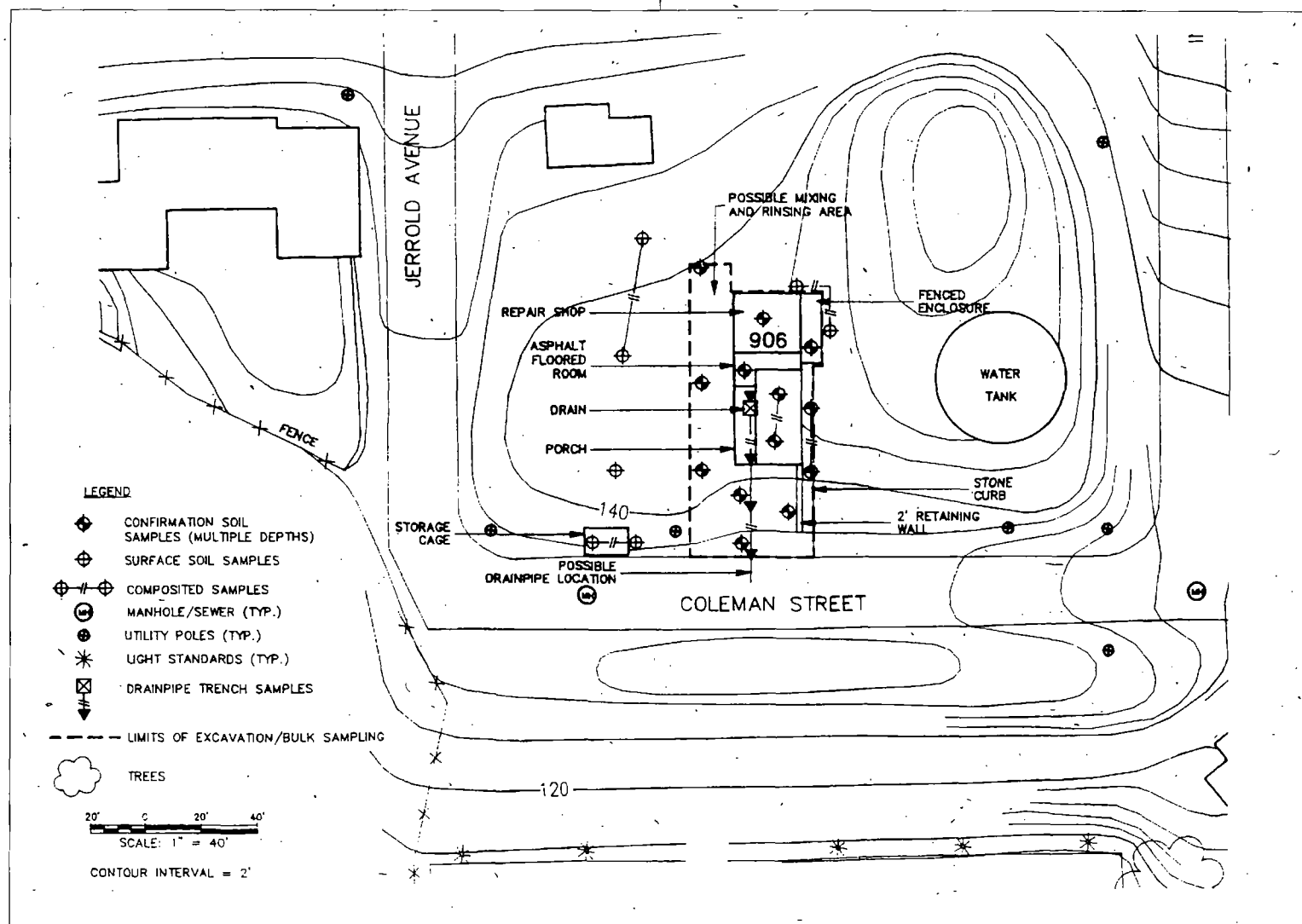
D. Future Land Uses

The purpose of this work is to make possible the transfer of Parcel A to the City and County of San Francisco in a timely manner. It has been the Navy's intent to turn this parcel over as a residential parcel capable of supporting all land uses. Several areas of Parcel A, however, border sites either confirmed as contaminated or still under investigation. For example, Buildings 101 and 110, home to artists and small businesses, border the Tank Farm (IR-6). As a result, the regulatory agencies expressed concerns

about the potential to build houses close to these sites prior to completion of investigative and clean-up work on adjoining sites.

The Navy in response to these comments designated three "commercial areas" in Parcel A. These commercial areas include the area at the front gate by "Dago Mary's," the area around Buildings 101 and 110, and the area including the Supervisor of Ship Building Repair and Precision Trucking. All three of these areas already have existing commercial tenants. All three of these areas are also appropriate for commercial uses and have historically been used for commercial. As a result, the Navy felt that a commercial designation was appropriate. The commercial buffer designation may be revisited upon completion of the clean-up of the adjoining areas.

FIGURE FOUR: PA-43 WORK PLAN ADDENDUM



E. The Lease Process

At the conclusion of the Site Inspection Report, the Navy will prepare a summary report. This report will document all the different investigations the Navy did on Parcel A. Among these investigations are the three different Preliminary Assessments and the "Fence-to-Fence Survey" described in past issues of Environmental Clean-Up News. All work described in this issue will also be included.

This summary report would be available in Summer 1993. The exact format of this report is still undergoing discussion between the Department of Defense, the United States Environmental Protection Agency and the State of California. It is anticipated that this process would be completed, and Parcel A leased to the City and County of San Francisco in November 1993.

Where Do You Fit-In?

The work described in this issue represents a milestone for the clean-up of Hunters Point Annex. With the changes described in this issue, the first major piece of Hunters Point Annex will be made available for community reuse. As such, we recognize the significant level of interest this process will likely have.

As a result, we are providing a 30-day public comment period on this proposed transfer process. Copies of all underlined documents can be found in the Information Repositories shown in the box on Page 7. Please send any comments regarding this subject to

Randal Friedman, Code 0311
Naval Base San Francisco
Building One, Treasure Island
San Francisco, CA 94130

You can also call Mr. Friedman at (415) 395-3916. The deadline for comments is January 11, 1993. The Navy will respond to comments. The Navy's response will be available for public review and will become part of the Parcel A transfer process record.

MAYORS HUNTERS POINT SHIPYARD CITIZENS ADVISORY COMMITTEE HOLDING HEARINGS ON FUTURE LAND USES

You may also be interested in attending one of a series of public meetings held by the Land Use Subcommittee of the Mayors Hunters Point Shipyard Citizens Advisory Committee. These meetings, being held in the next month, are designed to gather ideas on future land uses of the Shipyard. We have included an information flyer from the Office of the Mayor that describes these meetings and gives the time and meeting location. Navy staff will be present at these meetings and have information available about the ongoing environmental clean-up.

SITE HISTORY

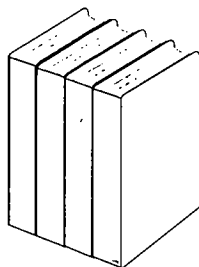
Hunters Point Annex (formerly known as Hunters Point Naval Shipyard) was an active naval shipyard from 1941 until 1974 when it was placed in industrial reserve. In 1976, a major portion of the facility was leased to Triple A Machine Shop, which utilized the shipyard for commercial and Navy ship repair until late 1986. Currently, the Annex is under U.S. Navy administration. The Navy began investigation of potential hazardous waste contamination in 1984. A Confirmation Study in early 1987 confirmed the presence of toxic contaminants at eleven sites. In December 1987, the Navy began working with the State of California Department of Health Services on an overall program to remediate these and other potentially contaminated sites at Hunters Point Annex. In July 1989 the Environmental Protection Agency proposed inclusion of Hunters Point Annex on the Superfund National Priorities List. Hunters Point Annex was added to the National Priorities List site in November 1989. In May 1990 an additional five sites were added to the clean-up program. In September 1990 the Navy, U.S. Environmental Protection Agency and the State of California signed a Federal Facility Agreement for Hunters Point Annex. In October 1990 Congress directed the Navy to lease a minimum of 260 acres of Hunters Point to the City of San Francisco for at least 30 years. In April 1991, the Secretary of Defense recommended that Hunters Point Annex be closed. The closure decision became final in Fall 1991.

Where Can I Get More Information?

For additional information on any item discussed in this Environmental Clean-up News, please contact Mr. Randal Friedman, Community Relations Director, at (415) 395-3916. The Navy is also always looking for new ways to keep you informed and involved in this process. Please call if you have any suggestions how we might better accomplish this.

Copies of all documents and correspondence relating to the environmental clean-up are on file, and can be reviewed at the Information Repositories located at:

San Francisco Public Library
Anna E. Waden Branch
5075 Third Street
San Francisco, CA 94124
Telephone (415) 468-1323



San Francisco Public Library
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San Francisco, CA 94102
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